

11/20/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500096-DBAC, LLC:

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-201-027; 177-06-201-028

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4414 W. Maule Avenue
- Site Acreage: 3.11
- Project Type: Single-family residential
- Number of Lots: 6
- Density (du/ac): 1.93
- Minimum/Maximum Lot Size (square feet): 20,003/28,008 (gross)/16,727/27,061 (net)

Project Description

The plans depict a single-family residential detached development with 6 lots on 3.11 acres located on the west side of Arville Street and the north side of Maule Avenue. The density of the overall development is shown at 1.93 dwelling units per acre. The lots range in size from a minimum gross acreage of 20,003 square feet up to 28,008 square feet with the net size ranging from 16,727 square feet up to 27,061 square feet. Three lots will face Maule Avenue and 3 lots will face Arville Street. Arville Street and Maule Avenue are both collector streets.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1336-07	Waiver for full off-sites - expired	Approved by PC	January 2008
TM-0305-07	Tentative map with 6 lots - expired	Approved by PC	January 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the zoning of these parcels and the surrounding area to include RNP-I zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	RS20 (AE-60 & NPO-RNP)	Las Vegas Valley Water District site
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Detention basin

Related Applications

Application Number	Request
WS-24-0456	A waiver of development standards for a single-family residential subdivision is a companion item on this agenda.
VS-24-0457	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and generally matches the plans presented with associated design review. Typically, staff is concerned that lots fronting onto collector streets may be impacted by noise and other nuisances and safety issues generated by the heavier traffic than found with local streets. However, both Arville Street and Maule Avenue dead-end to the north and west, respectively, and may not carry the same amount of traffic as a usual collector street. While staff can support the access to the collector street, staff is unable to support the related design review; therefore, staff is unable to support this tentative map request.

Department of Aviation

The property lies partially within the AE-60 (60-65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Circular driveway required for Lots 2 through 6 per Uniform Standard Drawing 222 or on-site turnaround.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

- No comment.

Department of Aviation

- For that portion located in the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion located in the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents,

and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;

- For that portion located in the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion located in the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0136-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - approval (install non-urban road standards on Arville Street and Maule Avenue; install streetlights only at the intersection of Arville Street and Maule Avenue; install a 5 foot asphalt path along Arvill Street and Maule Avenue; and delete Public Works bullet #3).

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: October 16, 2024 – HELD – To 11/20/24 – per the applicant.

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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